

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

Draft Date: 6/29/2009; 7/8/2009
Date Adopted: _____
Date Effective: _____

**AN ORDINANCE AMENDING SECTION 7-9-115 OF TITLE 7 OF
THE WEST VALLEY CITY MUNICIPAL CODE REGARDING
HARD SURFACING REQUIREMENTS.**

WHEREAS, City staff recommends amending Section 7-9-115 of Title 7 of the West Valley City Municipal Code to better specify the various surfacing options and to give better guidelines for enforcement purposes; and

WHEREAS, the City Council of West Valley City, Utah, hereby determines that it is in the best interests of the citizens of West Valley City to amend Section 7-9-115 of Title 7 of the West Valley City Municipal Code;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah, as follows:

Section 1. Repealer. Any provision of the West Valley City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Amendment. Section 7-9-115 of Title 7 of the West Valley City Municipal Code is hereby amended as follows:

7-9-115. SURFACING

~~The following requirements apply to all new off-street parking spaces and maneuvering areas as of May 1, 2005. Off-street parking spaces and maneuvering areas that do not meet one or more of the following requirements and were completed prior to May 1, 2005 must comply with the following requirements by June 1, 2010.~~

~~(1) All minimum number of off-street parking spaces and maneuvering areas shall be paved and permanently maintained with asphalt or concrete with the following exceptions:~~

- ~~(a) Agricultural and heavy equipment uses will be evaluated as to their impact on City streets, neighboring properties and the subject property with appropriate dustless surfacing to be determined by the Zoning Administrator. Access to detached garages which provide parking areas in excess of minimum parking stall numbers, shall provide an appropriate dustless surface provided the minimum front yard driveway is paved with asphalt or cement. A dustless surface can be gravel provided the gravel is a minimum of two inches deep and contained with durable borders.~~

- ~~(b) Surfacing standards for single family dwelling and duplex lots are found in Subsection 2 below.~~

~~(2) All off-street parking areas for single family dwelling or duplex lots shall meet the following standards:~~

- (c) ~~All parking and maneuvering areas shall be paved and permanently maintained with a hard surface with the following exceptions:~~
- ~~(i) Access to detached garages, which provide parking areas in excess of the minimum required parking spaces, shall be either gravel or a hard surface provided the front yard access is a hard surface.~~
 - ~~(ii) Recreational vehicles such as boats and campers that are used infrequently shall be parked on either gravel or a hard surface if they are placed in the rear yard or a side yard that is not adjacent to a public or private street. The access to recreational vehicle parking spaces may be through landscaping, as defined in Section 7-1-103, provided the landscaping is maintained in a healthy condition.~~
 - ~~(iii) Parking and maneuvering areas in excess of the minimum required parking spaces shall be either gravel or a hard surface if they are within the rear yard or a side yard that is not adjacent to a public or private street, except as provided in (ii) above.~~
- (d) ~~Whenever gravel is used for parking in a residential zone, the gravel must be a minimum of two inches deep, compacted, free of grass and weeds, and contained with durable borders.~~
- (e) ~~For the purposes of Section 7-9-115 Subsection 2, a hard surface shall only include concrete, asphalt, brick pavers and stone. West Valley City Municipal Code Title 7—Land Use Development and Management Act Title 7—Pg 85 (Revised 6/4/2009)~~
- (f) ~~Hard surfaced parking strips with a minimum width of two feet (2') each may be used for parking and maneuvering areas instead of a solid driveway. Landscaping, as defined in Section 7-1-103, must be installed and maintained in a healthy condition between the parking strips. For the purposes of the determining the hard surface percentage in the front yard for item e below, the landscaped space between the parking strips shall be included in the hard surface percentage.~~
- (g) ~~In order to allow double driveways, and to allow hard surface access to the rear yard, up to, but not more than, 40 percent of a front yard may be covered with a hard surface. Lots with duplexes, twin home lots, cul-de-sac lots, or lots on major streets needing circular driveways may increase the hard surface percent to 50 percent.~~
- (3) ~~All off street vehicle parking must occur in an area that meets the requirements of Subsections 1 and 2 of Section 7-9-115. No parking shall be allowed in landscaped areas.~~

(1) All off-street parking spaces, driveways, and maneuvering areas shall be paved and permanently maintained with a hard surface with the following exceptions:

(a) Agricultural parcels

- (i) For the purpose of this section, an agricultural parcel is considered to be a minimum ½ acre parcel in any zone on which an agricultural use occurs, as defined in the General Provisions of this ordinance, and including the raising of livestock.
- (ii) A gravel surface may be used for off-street parking spaces, driveways, and maneuvering areas, provided that off-street parking, driveways, and maneuvering areas lead to a garage, accessory building, or properly located parking area in the side or rear yard.
- (iii) A gravel surface may be used for access roads for essential agricultural functions on agricultural parcels.

(b) Single family dwellings built prior to March 30, 1988

- (i) For single family dwellings and duplexes built prior to March 30, 1988, a gravel surface may be used for off-street parking spaces, driveways, and maneuvering areas.

- (ii) If a garage is constructed on the property, any gravel in the minimum required off-street parking spaces, driveways, and maneuvering areas must be replaced with a hard surface.
 - (c) Single family dwelling or duplex lots within the selected alternative roadway alignment of the Mountain View Corridor as described in the Record of Decision of November 17, 2008, will not be required to replace any existing gravel off-street parking spaces, driveways, and maneuvering areas with a hard surface.
 - (d) Driveways and maneuvering areas in excess of the minimum required parking spaces shall be either gravel or a hard-surface if they are within the front, rear, or side yard. Permanent parking in the front yard must be paved and permanently maintained with a hard surface.
 - (e) Parking for heavy equipment in the manufacturing (M) zone shall have a hard surface or gravel. Heavy equipment uses will be evaluated as to their impact on City streets, neighboring properties and the subject property as determined by the Zoning Administrator.
 - (f) The access to recreational vehicle parking spaces may be through landscaping, as defined in Section 7-1-103, provided the landscaping is maintained in a healthy condition.
- (2) Additional surfacing standards for parking areas in single family dwelling or duplex lots
- (a) Hard surfaced parking strips with a minimum width of two feet (2') each may be used for driveways, parking, and maneuvering areas instead of a solid driveway. Landscaping, as defined in Section 7-1-103, must be installed and maintained in a healthy condition between the parking strips. For the purposes of determining the hard surface percentage in the front yard for item (1)(e) above, the landscaped space between the parking strips shall be included in the hard surface percentage.
 - (b) For double driveways, and hard surface access to the rear yard, up to 40 percent of a front yard may be covered with a hard surface or gravel and used for parking, provided the minimum required parking is hard surface. Lots with duplexes, twin home lots, cul-de-sac lots, or lots on major streets needing circular driveways may increase the hard surface ratio to 50 percent. Gravel used for parking, driveways, and maneuvering areas shall not be counted toward the maximum allowable mineral groundcover in landscaped areas.
- (3) For the purposes of this section, a hard surface shall only include asphalt, poured concrete, concrete pavers, brick pavers, and stone pavers. The following are standards for the use of pavers for off-street parking, driveways, and maneuvering areas:
- (a) Pavers must be at least 2 3/8" thick.
 - (b) Pavers must be installed on top of compacted subgrade soil and an appropriate base material, such as limestone or gravel.
- (4) Standards for gravel or crushed rock parking spaces, driveways, and maneuvering areas
- (a) The gravel or crushed rock must be at least 3/4-inch diameter and a minimum of four inches deep.
 - (b) The gravel must be replenished as needed to maintain a dustless surface.
 - (c) The gravel must be free of grass and weeds.
 - (d) Gravel off-street parking spaces, driveways, and maneuvering areas shall be edged to retain the gravel with a concrete curb or driveway, wood, or durable decorative landscape edging.

(5) All off-street vehicle parking must occur in an area that meets the requirements of Subsections 1 through 4 of Section 7-9-115. No parking shall be allowed in landscaped areas.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

PASSED and APPROVED this _____ day of _____, 2009.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER